175.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	895,400 / 895,400
					USE VALUE:	895,400 / 895,400
					ASSESSED:	895,400 / 895,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEMIEUX CARRIE A
Owner 2:	
Owner 3:	
Street 1:	27 PIEDMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PARK JINSU -
Owner 2:	CHUNG SANGMI -
Street 1:	27 PIEDMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,386 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1958, having primarily Vinyl Exterior and 2688 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4386.000	509,300		386,100	895,400
Total Card	0.101	509,300		386,100	895,400
Total Parcel	0.101	509,300		386,100	895,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.11 | /Parcel: 333.1

Legal Description

User Acct 117297

GIS Ref

GIS Ref

Insp Date 08/31/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 175.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	509,300	0	4,386.	386,100	895,400	895,400	Year End Roll	12/18/2019
2019	101	FV	378,800	0	4,386.	380,600	759,400	759,400	Year End Roll	1/3/2019
2018	101	FV	397,100	400	4,386.	292,300	689,800	689,800	Year End Roll	12/20/2017
2017	101	FV	397,100	400	4,386.	275,800	673,300	673,300	Year End Roll	1/3/2017
2016	101	FV	397,100	400	4,386.	253,700	651,200	651,200	Year End	1/4/2016
2015	101	FV	199,400	400	4,386.	237,200	437,000	437,000	Year End Roll	12/11/2014
2014	101	FV	199,400	400	4,386.	218,400	418,200	418,200	Year End Roll	12/16/2013
2013	101	FV	199,400	400	4,386.	218,400	418,200	418,200		12/13/2012

!13651!

PRINT

Date	Time
12/11/20	03:34:37

LAST REV

Date	Time
10/02/18	11:41:52
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13651

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARK JINSU	45943-355		8/25/2005		469,900	No	No		
SCHIPANI GILBER	30958-314		12/24/1999	Family	249,000	No	No		
	9231-596		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/28/2014	1075	Heat App	10,000		8/28/2014			Installation of tw
7/22/2014	882	Addition	295,477					
6/4/2003	456	Addition	45,000					32X12 SHD DRMR

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
7/28/2014	Info Fm Prmt	PC	PHIL C
10/15/2008	Meas/Inspect	345	PATRIOT
6/19/2000	MLS		
1/4/2000	Mailer Sent		
12/30/1999	Measured	243	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	117297
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4386		Sq. Ft.	Site		0	70.	1.26	6									386,105						386,100	

Total AC/HA: 0.10069 | Total SF/SM: 4386 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 386,105 | Spl Credit | Total: 386,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10572910
Const Adj.:	0.98892087
Adj $ / SQ:	136.685
Other Features:	113443
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	533825
Depreciation:	24556
Depreciated Total:	509269

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 2 | HB 1

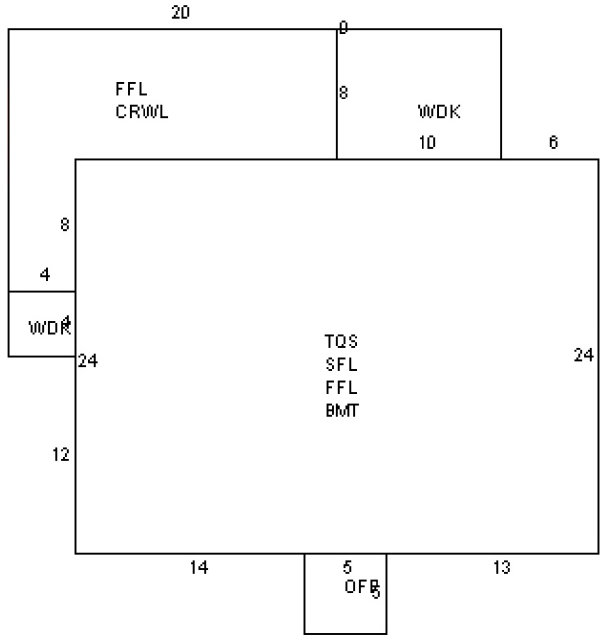
REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	960	136.680	131,217
BMT	Basement	768	65.610	50,387
SFL	Second Floor	768	136.680	104,974
TQS	3/4 Story	576	136.680	78,730
CRWL	Crawl Space	192	20.500	3,937
WDK	Deck	96	15.820	1,519
OFP	Open Porch	25	43.510	1,088
	Net Sketched Area:	3,385	Total:	371,852
Size Ad	2304	Gross Are	3577	FinArea 2688

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	150.35
Special Features:	0	Val/Su Net:	150.46
Final Total:	509300	Val/Su SzAd	221.05

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: